



Building Department Newsletter

June 2010

Special points of interest:

- The New Codes are Almost Here!
- Carbon Monoxide Alarms
- 2009 Deck Ledger Attachments

THE NEW CODES ARE ALMOST HERE!

In the State of Washington, July 1, 2010 is the effective date for the 2009 Codes. The International Codes included in the Washington State Building Code (WSBC) are the: 2009 International Building Code (IBC), 2009 International Residential Code (IRC), 2009 International Mechanical Code (IMC), 2009 International Fuel Gas Code (IFGC), and 2009 International Fire Code (IFC). The only Uniform Code included in the WSBC is the 2009 Uniform Plumbing Code (UPC). All of these codes have been amended by the State building Code Council (SBCC). If purchasing the new editions of the code, be sure to obtain a copy of the 2009 amendments. The amendments are available on the web at www.sbcc.wa.gov.

The effective date of the 2009 Edition of the Washington State Energy Code (WSEC) is up in the air at this time. Governor Gregoire has requested the SBCC delay the 2009 WSEC effective date until April 1, 2011. The SBCC met June 11, 2010 in response to the request by Governor Gregoire and unanimously passed two motions:

1. To enter into emergency rulemaking for the purpose of delaying implementation until October 29, 2010.
2. To enter into regular rulemaking to determine whether implementation should be further delayed until no later than April 1, 2011.

Public hearings will be held September 10, 2010 and October 15, 2010 to take testimony on the final implementation date.

* **CITY OFFICES** *
* **WILL BE** *
* **CLOSED:** *
* **MONDAY,** *
* **JULY 5, 2010,** *
* **FOR THE 4TH** *
* **OF JULY.** *

CARBON MONOXIDE ALARMS

Starting July 1, 2010 the State of Washington will require Single Station Carbon Monoxide Alarms to be installed in all newly constructed Residential Buildings that have fuel-fired (natural gas, propane or wood burning) appliances (furnace's, water heaters, fireplaces, cook stoves etc.), or have attached garages. Alarms must be placed outside of bedrooms in the immediate vicinity of the bedrooms such as in a hall or common area. The Carbon Monoxide Alarms will need to be compliant with UL 2034 and installed according to the manufacturer's installation instructions.

All existing Residential occupancies built prior to July 1, 2010 that have fuel-fired appliances or attached garages shall be required to have Carbon Monoxide Alarms installed by January 1, 2013. This is applicable to all residential buildings even if the permit was issued before July 1, 2010. **EXCEPTION:** *Owner occupied one and two family dwellings legally occupied (passed final inspection and certificate of occupancy issued) prior to July 1, 2010 are exempt from this retrofitting requirement.*

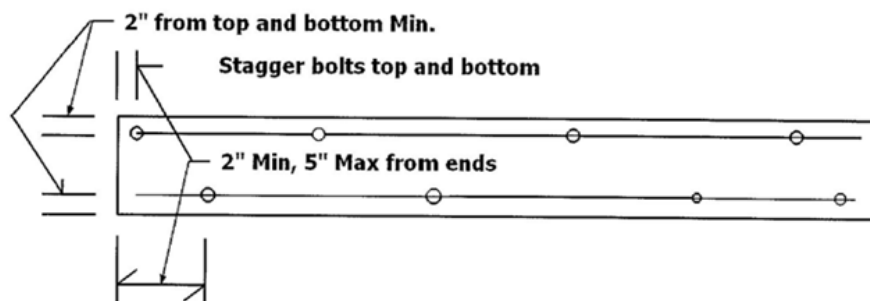
Reference WAC 51-51-0315 and WAC 51-50-0907.

2009 DECK LEDGER ATTACHMENTS

In the 2009 International Residential Code (IRC), section R502.2.2 states: where decks are supported by the buildings exterior wall, the attachments shall be anchored to the structure and designed for both vertical and lateral loading. Toe nailing or nails subject to withdrawal shall not be used as the primary attachment. During the plan review or deck inspection, if the primary connection cannot be verified the deck shall be self supporting. Decks connected to cantilever framing members shall also be constructed and designed to resist uplift from the live loads acting on the decks cantilever section.

The 2009 IRC, section R502.2.2.1 and Table R502.2.2.1 (footnote "e"), indicates the minimum deck ledger to be used is 2x8 pressure-preservative-treated No. 2 lumber or equivalent. The structure's band joist shall be of 2-inch nominal lumber and bear on sill or wall plates. Deck ledgers shall be connected with $\frac{1}{2}$ inch lag screws or bolts with washers in accordance with Table R502.2.2.1. Lag screws, bolts and washers shall be hot-dipped galvanized or stainless steel.

The 2009 IRC, section R502.2.2.1.1, states that the placement of lag screws or bolts shall be 2-inches in from the bottom or top of the deck ledgers and between 2 and 5-inches in from the ends (see ledger board sketch below and IRC Table R502.2.2.1 with footnotes). The 2009 IRC along with the Washington State Amendments allow for the use of alternate deck ledger connections if they have equivalent corrosive resistance and withdrawal capacity or designed in accordance with accepted engineering practices.



In lieu of an engineered lateral house deck connection, the 2009 IRC now allows for a prescriptive hold down tension device to be installed in not less than two locations per deck to meet the lateral load requirements of 2009 IRC section R502.2.2. These hold down tension devices shall have a minimum stress design capacity of 1500 pounds. see (Figure 502.2.2.3)

